167.0	0004	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,300 / 891,300
					USE VALUE:	891,300 / 891,300
					ASSESSED:	891,300 / 891,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENT PAUL W/ETAL
Owner 2:	KENT LAUREN
Owner 3:	
Street 1:	64 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,815 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 2558 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8815.000	412,200		479,100	891,300
Total Card	0.202	412,200		479,100	891,300
Total Parcel	0.202	412,200		479,100	891,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.49 | /Parcel: 348.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110828
GIS Ref	
GIS Ref	
Insp Date	10/06/18

!12950!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	412,300	0	8,815.	479,100	891,400	891,400	Year End Roll	12/18/2019
2019	101	FV	324,000	0	8,815.	479,100	803,100	803,100	Year End Roll	1/3/2019
2018	101	FV	324,000	0	8,815.	424,400	748,400	748,400	Year End Roll	12/20/2017
2017	101	FV	324,000	0	8,815.	355,900	679,900	679,900	Year End Roll	1/3/2017
2016	101	FV	324,000	0	8,815.	355,900	679,900	679,900	Year End	1/4/2016
2015	101	FV	310,600	0	8,815.	308,000	618,600	618,600	Year End Roll	12/11/2014
2014	101	FV	310,600	0	8,815.	297,700	608,300	608,300	Year End Roll	12/16/2013
2013	101	FV	309,500	0	8,815.	283,400	592,900	592,900		12/13/2012

PRINT

Date	Time
12/11/20	02:58:08

LAST REV

Date	Time
10/12/18	09:43:18
apro	
12950	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEBBINS MARTHA	25059-464		12/15/1994		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	110828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2013	919	Redo Bat	3,500					
5/4/2004	349	Addition	40,000	C				2ND FLOOR ADDITION
1/23/2002	33	Redo Kit	7,000	C				
1/7/2002	9	Alterati	1,685	C				SLIDING GLASS DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
7/10/2013			
7/10/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	189	PATRIOT
8/29/2005	Fieldrev-Chg	BR	B Rossignol
1/11/2000	Inspected	276	PATRIOT
12/13/1999	Mailer Sent		
12/7/1999	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8815		Sq. Ft.	Site		0	70.	0.78	8									479,115						479,100	

Total AC/HA: 0.20236 | Total SF/SM: 8815 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,115 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.19573808
Const Adj.:	0.98980200
Adj $ / SQ:	124.272
Other Features:	150597
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506447
Depreciation:	94199
Depreciated Total:	412248

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

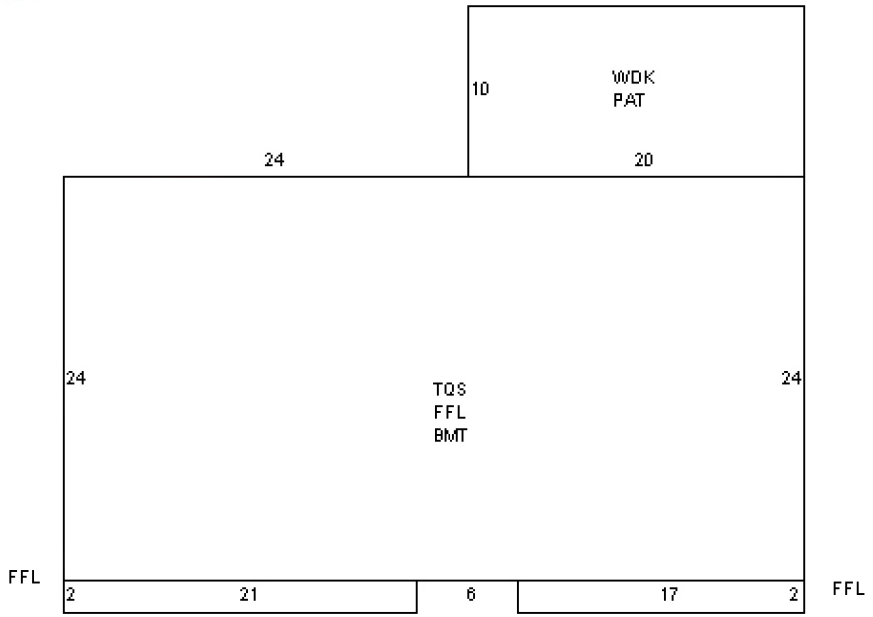
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.70
Special Features:	0	Val/Su Net:	121.95
Final Total:	412200	Val/Su SzAd	214.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,132	124.270	140,676
BMT	Basement	1,056	64.120	67,715
TQS	3/4 Story	792	124.270	98,424
PAT	Patio	200	4.080	817
WDK	Deck	200	10.890	2,178

Net Sketched Area:	3,380	Total:	309,810
Size Ad	1924	Gross Are	3644	FinArea	2558
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc